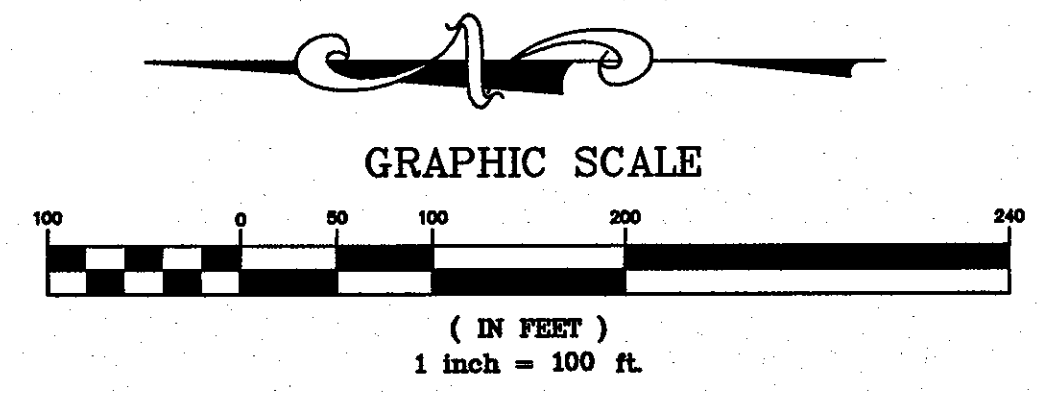
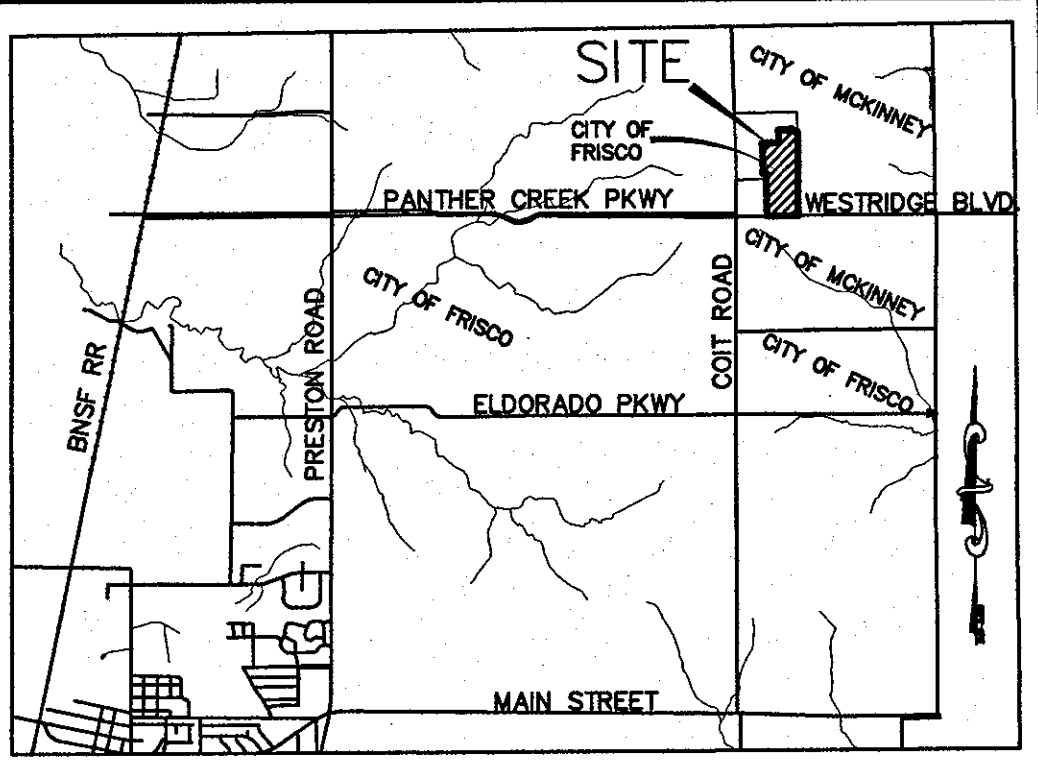


- LEGEND**
- IRON ROD FOUND
  - BUILDING LINE SETBACK
  - UTILITY EASEMENT
  - RIGHT-OF-WAY
  - WATER & SANITARY SEWER EASEMENT
  - SIDEWALK EASEMENT
  - DRAINAGE EASEMENT
  - WATER EASEMENT
  - EASEMENT
  - HOMEOWNER'S ASSOCIATION
  - PRIVATE WALL MAINTENANCE EASEMENT
  - VISIBILITY, ACCESS & MAINTENANCE
  - EASEMENT
  - STREET NAME CHANGE INDICATOR
  - KEY LOTS - DIRECTION HOME IS FACING
  - 10'X10' UTILITY EASEMENT



- NOTES:**
- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
  - EXCEPT AS SHOWN ON THIS PRELIMINARY PLAT ACCORDING TO COMMUNITY PANEL NO. 48085C0235 J, EFFECTIVE DATE JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).
  - DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE 11-04-09 AS AMENDED AND WITH PLANNED DEVELOPMENT: PD-206-SINGLE FAMILY-10/SINGLE FAMILY-8.5/SINGLE FAMILY-7.
  - BLOCK E, LOT 1, BLOCK G, LOTS 35 & 36, BLOCK J, LOT 5, BLOCK L, LOT 5 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. PRIVATE WALL MAINTENANCE EASEMENTS SHALL BE UTILIZED FOR MAINTENANCE OF THESE WALLS.
  - FENCING ALONG OPEN SPACE - NON RESIDENTIAL LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF PD-206.
  - THE FRONT BUILDING LINE MAY BE REDUCED BY FIVE-FOOT (5') FOR FRONT ENTRY LOTS ON STREETS WITH 60 FOOT RIGHT-OF-WAY WIDTH AND WITH STREET TREES PER ZONING ORDINANCE SECTION 4.07.02(J).
  - PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
  - THE REQUIRED 20 FOOT HOA LANDSCAPE EDGE ALONG COIT ROAD AND ALONG WESTRIDGE BOULEVARD SHALL NOT BE ENCUMBERED BY ANY UTILITIES.
  - WHERE A "J-SWING" GARAGE IS NOT UTILIZED, THE FACE OF THE GARAGE SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE FRONT PROPERTY LINE.
  - WHERE ALLEYS ARE PROVIDED, ALL DRIVEWAYS SHALL ACCESS THE ALLEYS; NO DRIVEWAYS MAY ACCESS STREETS.
  - BLOCK K, LOT 12 IS A KEY LOT, HOUSE FRONTAGE SHALL BE TO MONTE VISTA DRIVE. FENCING RESTRICTIONS APPLY TO KEY LOTS, REFER TO ZONING ORDINANCE FOR REQUIREMENTS.
  - ALL CORNER ARE ONE-HALF INCH IRON ROD WITH A YELLOW CAP STAMPED "JBI" SET UNLESS NOTED OTHERWISE.

## FINAL PLAT (FP16-0077) AVONDALE PHASE 1

BLOCK A, LOT 49; BLOCK D, LOTS 11-19; BLOCK E, LOT 1;  
BLOCK F, LOTS 1-18; BLOCK G, LOTS 1-36; BLOCK H, LOTS 1-12;  
BLOCK I, LOTS 1-12; BLOCK J, LOTS 1-5; BLOCK K, LOTS 12-28;  
AND BLOCK L, LOTS 1-5

107 RESIDENTIAL LOTS AND 4 HOA LOTS  
PLANNED DEVELOPMENT-206

40.344 ACRES OUT OF THE  
HENRY SLACK, ABSTRACT NUMBER 840  
CITY OF FRISCO, COLLIN COUNTY, TEXAS

**FIRST TEXAS HOMES INC.** OWNER/APPLICANT  
500 Crescent Court  
Dallas, Texas 75201  
Contact: Steve Stalte

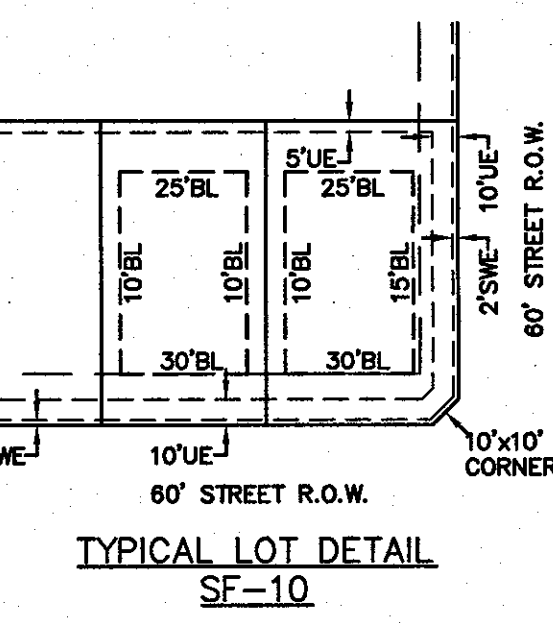
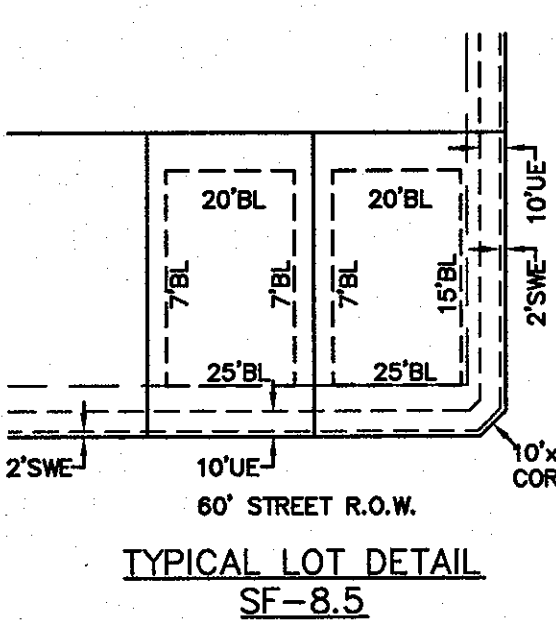
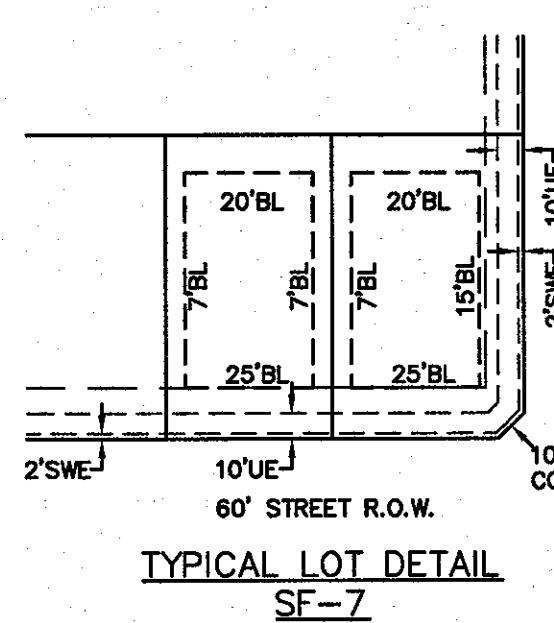
**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200 B  
Addison, Texas 75001  
Contact: Daniel Dewey, P.E.  
TBPE NO. F-438 TBPLS NO. 10076000

OCTOBER 17, 2016

Sheet 1 of 2

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | S89°41'47"W | 60.65  |
| L2         | N45°17'52"W | 35.33  |
| L3         | N89°43'08"W | 60.00  |
| L4         | S00°19'05"E | 5.46   |
| L5         | S44°41'21"W | 35.33  |
| L6         | S70°08'08"W | 15.90  |
| L7         | S89°31'37"W | 18.00  |
| L8         | N72°01'59"W | 15.81  |
| L9         | S89°31'37"W | 4.01   |
| L10        | N71°05'49"E | 15.82  |
| L11        | N72°01'57"W | 15.81  |
| L12        | N44°31'57"E | 14.14  |
| L13        | N45°28'03"W | 14.14  |
| L14        | N44°31'57"E | 14.14  |
| L15        | S00°28'03"E | 60.56  |
| L16        | N45°28'03"W | 14.14  |
| L17        | S44°31'57"W | 14.14  |
| L18        | S45°28'03"E | 14.14  |
| L19        | N71°05'51"E | 15.81  |
| L20        | S72°01'57"E | 15.81  |
| L21        | N44°31'57"E | 14.14  |
| L22        | N45°28'03"W | 14.14  |
| L23        | S44°31'57"W | 14.14  |

| CURVE TABLE |        |           |        |         |               |
|-------------|--------|-----------|--------|---------|---------------|
| NO.         | LENGTH | DELTA     | RADIUS | TANGENT | CHORD BEARING |
| C1          | 48.96  | 9°41'03"  | 289.66 | 24.54   | N85°28'34"W   |
| C2          | 48.89  | 9°40'13"  | 289.66 | 24.50   | N85°28'09"W   |
| C3          | 3.37   | 0°41'23"  | 280.00 | 1.69    | S00°01'36"W   |
| C4          | 66.02  | 13°30'38" | 280.00 | 33.17   | S80°12'49"W   |
| C5          | 111.39 | 25°31'44" | 250.00 | 56.64   | N76°45'45"E   |
| C6          | 111.41 | 25°32'04" | 250.00 | 56.65   | S76°45'55"W   |
| C7          | 99.76  | 22°51'45" | 250.00 | 50.55   | S10°57'49"W   |
| C8          | 62.83  | 9°00'00"  | 40.00  | 40.00   | S44°31'57"W   |
| C9          | 142.89 | 16°34'42" | 50.00  | 350.00  | S45°28'03"E   |
| C10         | 62.83  | 9°00'00"  | 40.00  | 40.00   | S45°28'03"E   |
| C11         | 109.66 | 25°07'57" | 250.00 | 55.73   | N12°05'55"E   |
| C12         | 109.67 | 25°08'02" | 250.00 | 55.73   | N77°54'02"W   |
| C13         | 99.76  | 22°51'45" | 250.00 | 50.55   | N10°57'49"E   |
| C14         | 52.27  | 9°40'13"  | 309.67 | 26.19   | N85°28'09"W   |
| C16         | 142.89 | 16°34'42" | 50.00  | 350.00  | N45°28'03"W   |
| C17         | 45.58  | 9°41'03"  | 289.66 | 22.85   | S85°28'36"E   |
| C18         | 282.74 | 27°00'00" | 60.00  | 60.00   | S45°28'03"E   |
| C19         | 105.95 | 24°16'57" | 250.00 | 53.78   | S12°31'25"W   |
| C20         | 147.26 | 16°21'52" | 52.00  | 333.17  | N44°31'57"E   |



\* ALL LOTS LESS THAN 65 FEET IN WIDTH SHALL BE ALLEY SERVED.  
ALLEYS SHALL BE CONSTRUCTED PER PD-206.  
LOTS THAT ADJOIN TO OTHER LOTS IN THE BACK DO NOT HAVE A 5  
EASEMENT IN THE BACK OF THEM.



LEGAL DESCRIPTION

BEING a parcel of land located in the City of Frisco, Collin County, Texas, a part of the Henry Slack Survey, Abstract Number 840, and being part of a called 9.391 acre tract of land described in a special warranty deed to First Texas Homes, Inc. as recorded in Document Number 20140117000052040, Collin County Deed Records, and being part of a called 73.385 acre tract of land described in a special warranty deed to First Texas Homes, Inc. as recorded in Document Number 20121105001411010, Collin County Deed Records, and being further described as follows:

COMMENCING at a one-half inch iron rod found at the southeast corner of said 73.385 acre tract of land, said point being in the west line of The Reserve at Westridge Phase 1D, an addition to the City of McKinney as recorded in Volume 2010, Page 152, Collin County Plat Records, said point being the southeast corner of a called 1.226 acre tract of land described in a right-of-way warranty deed for Westridge Boulevard (a variable width right-of-way) to the City of Frisco as recorded in Document Number 20160222000201430, Collin County Deed Records;

THENCE North 00 degrees 28 minutes 08 seconds West, 60.00 feet along east line of said 73.385 acre tract of land and along the west line of said The Reserve at Westridge Phase 1D to a one-half inch iron rod found at the northeast corner of said 1.226 acre tract land at the POINT OF BEGINNING of this trac of land;

THENCE along the north line of said 1.226 acre tract of land as follows:

South 89 degrees 41 minutes 47 seconds West, 253.67 feet to a one-half inch iron rod set for corner;

Northwesterly, 48.96 feet along a curve to the right having a central angle of 09 degrees 41 minutes 03 seconds, a radius of 289.66 feet, a tangent of 24.54 feet, and whose chord bears North 85 degrees 28 minutes 34 seconds West, 48.90 feet to a one-half inch iron rod set for corner;

Northwesterly, 48.89 feet along a curve to the left having a central angle of 09 degrees 40 minutes 13 seconds, a radius of 289.66 feet, a tangent of 24.50 feet, and whose chord bears North 85 degrees 28 minutes 09 seconds West, 48.83 feet to a one-half inch iron rod set for corner;

South 89 degrees 41 minutes 47 seconds West, 60.65 feet to a one-half inch iron rod set for corner;

North 45 degrees 17 minutes 52 seconds West, 35.33 feet to a one-half inch iron rod set for corner;

North 89 degrees 43 minutes 06 seconds West, 60.00 feet to a one-half inch iron rod set for corner;

Southwesterly, 3.37 feet along a curve to the left having a central angle of 00 degrees 41 minutes 23 seconds, a radius of 280.00 feet, a tangent of 1.69 feet, and whose chord bears South 00 degrees 01 minutes 36 seconds West, 3.37 feet to a one-half inch iron rod set for corner;

South 00 degrees 19 minutes 05 seconds East, 5.46 feet to a one-half inch iron rod set for corner;

South 44 degrees 41 minutes 21 seconds West, 35.35 feet to a one-half inch iron rod set for corner;

South 89 degrees 41 minutes 47 seconds West, 305.59 feet to a five-eighths inch iron rod found at the northwest corner of said 1.226 acre tract of land, said point being in the west line of said 73.385 acre tract of land;

THENCE North 00 degrees 28 minutes 03 seconds West, 1055.91 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 66.02 feet along a curve to the right having a central angle of 13 degrees 30 minutes 38 seconds, a radius of 280.00 feet, a tangent of 33.17 feet, and whose chord bears South 80 degrees 12 minutes 49 seconds West, 65.87 feet to a one-half inch iron rod set for corner;

THENCE South 70 degrees 08 minutes 06 seconds West, 15.90 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 31 minutes 37 seconds West, 18.00 feet to a one-half inch iron rod set for corner;

THENCE North 72 degrees 01 minutes 59 seconds West, 15.81 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 31 minutes 37 seconds West, 4.01 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 28 minutes 03 seconds West, 60.00 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 05 minutes 49 seconds East, 15.82 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 28 minutes 03 seconds West, 664.14 feet to a one-half inch iron rod set for corner;

THENCE North 72 degrees 01 minutes 57 seconds West, 15.81 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 28 minutes 03 seconds West, 60.00 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 31 minutes 57 seconds East, 432.41 feet to a one-half inch iron rod set for corner;

THENCE North 44 degrees 31 minutes 57 seconds East, 14.14 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 28 minutes 03 seconds West, 238.00 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 28 minutes 03 seconds West, 14.14 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 28 minutes 03 seconds West, 60.00 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 31 minutes 57 seconds East, 318.00 feet to a one-half inch iron rod set for corner;

THENCE North 44 degrees 31 minutes 57 seconds East, 14.14 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 31 minutes 57 seconds East, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 28 minutes 03 seconds East, 60.56 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 31 minutes 57 seconds East, 125.05 feet to a one-half inch iron rod set for corner in the west line of The Reserve at Westridge Phase 9, an addition to the City of McKinney as recorded in Volume 2015, Page 264, Collin County Plat Records;

THENCE South 00 degrees 26 minutes 08 seconds East, 2108.90 feet along the west line of said The Reserve at Westridge Phase 9 and along the west line of said The Reserve at Westridge Phase 1D to the POINT OF BEGINNING and containing 1,757,380 square feet or 40.344 acres of land.

BASIS OF BEARINGS: The basis of bearings was derived from GPS observations using the City of Frisco geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST TEXAS HOMES, INC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as AVONDALE, PHASE 1 on addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

That FIRST TEXAS HOMES, INC. does herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: First Texas Homes, Inc.

BY: \_\_\_\_\_  
Keith Hardesty, President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Keith Hardesty, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas

DRAINAGE AND DETENTION EASEMENT

THE STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF FRISCO §

This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owners of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detentions Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Drainage and Detention Easement unless approved by the Director of Engineering Services. Each property owner shall keep the portion of the Drainage and Detention Easement traversing or adjacent to his property clean and free of debris, silt, and any materials that would result in unsanitary conditions, or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum floor elevation for each lot shall be as shown on the plat.

VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as VAM (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

| BLOCK/LOT | SQUARE FEET | ACREAGE |
|-----------|-------------|---------|
| A-49      | 10,828      | 0.249   |
| D-11      | 8,553       | 0.196   |
| D-12      | 8,880       | 0.204   |
| D-13      | 8,880       | 0.204   |
| D-14      | 8,880       | 0.204   |
| D-15      | 8,105       | 0.186   |
| D-16      | 8,880       | 0.204   |
| D-17      | 8,880       | 0.204   |
| D-18      | 8,880       | 0.204   |
| D-19      | 9,642       | 0.221   |
| E-1       | 143,298     | 3.290   |
| F-1       | 8,553       | 0.196   |
| F-2       | 8,880       | 0.204   |
| F-3       | 8,880       | 0.204   |
| F-4       | 7,800       | 0.179   |
| F-5       | 8,880       | 0.204   |
| F-6       | 7,716       | 0.177   |
| F-7       | 8,880       | 0.204   |
| F-8       | 8,880       | 0.204   |
| F-9       | 8,553       | 0.196   |
| F-10      | 8,553       | 0.196   |
| F-11      | 8,880       | 0.204   |
| F-12      | 8,880       | 0.204   |
| F-13      | 7,716       | 0.177   |
| F-14      | 8,880       | 0.204   |
| F-15      | 7,800       | 0.179   |
| F-16      | 8,880       | 0.204   |
| F-17      | 8,880       | 0.204   |
| F-18      | 8,552       | 0.196   |
| G-1       | 9,308       | 0.214   |
| G-2       | 9,368       | 0.215   |
| G-3       | 9,240       | 0.212   |
| G-4       | 9,362       | 0.215   |
| G-5       | 9,234       | 0.212   |
| G-6       | 9,231       | 0.212   |
| G-7       | 9,522       | 0.219   |
| G-8       | 12,301      | 0.282   |
| G-9       | 12,014      | 0.276   |
| G-10      | 8,004       | 0.184   |
| G-11      | 8,880       | 0.204   |
| G-12      | 7,800       | 0.179   |
| G-13      | 8,590       | 0.197   |
| G-14      | 8,590       | 0.197   |
| G-15      | 7,800       | 0.179   |
| G-16      | 8,880       | 0.204   |
| G-17      | 7,944       | 0.182   |
| G-18      | 13,267      | 0.305   |
| G-19      | 12,080      | 0.277   |
| G-20      | 8,917       | 0.205   |
| G-21      | 9,662       | 0.222   |
| G-22      | 9,659       | 0.222   |
| G-23      | 9,655       | 0.222   |
| G-24      | 9,652       | 0.222   |
| G-25      | 9,649       | 0.222   |
| G-26      | 9,646       | 0.221   |
| G-27      | 8,687       | 0.199   |
| G-28      | 9,640       | 0.221   |
| G-29      | 9,637       | 0.221   |
| G-30      | 9,634       | 0.221   |
| G-31      | 9,631       | 0.221   |
| G-32      | 8,457       | 0.194   |
| G-33      | 9,625       | 0.221   |
| G-34      | 10,690      | 0.245   |
| G-35      | 8,442       | 0.194   |
| G-36      | 85,958      | 1.973   |
| H-1       | 8,553       | 0.196   |
| H-2       | 8,880       | 0.204   |
| H-3       | 8,880       | 0.204   |
| H-4       | 8,794       | 0.202   |
| H-5       | 8,880       | 0.204   |
| H-6       | 8,553       | 0.196   |
| H-7       | 8,553       | 0.196   |
| H-8       | 8,880       | 0.204   |
| H-9       | 8,794       | 0.202   |
| H-10      | 8,880       | 0.204   |
| H-11      | 8,880       | 0.204   |
| H-12      | 8,553       | 0.196   |
| I-1       | 9,611       | 0.221   |
| I-2       | 7,680       | 0.176   |
| I-3       | 7,680       | 0.176   |
| I-4       | 7,680       | 0.176   |
| I-5       | 7,680       | 0.176   |
| I-6       | 8,552       | 0.196   |
| I-7       | 8,553       | 0.196   |
| I-8       | 8,880       | 0.204   |
| I-9       | 8,880       | 0.204   |
| I-10      | 8,760       | 0.201   |
| I-11      | 8,760       | 0.201   |
| I-12      | 8,570       | 0.197   |
| J-1       | 10,003      | 0.230   |
| J-2       | 9,509       | 0.218   |
| J-3       | 9,491       | 0.218   |
| J-4       | 9,833       | 0.226   |
| J-5       | 7,345       | 0.169   |
| K-12      | 17,910      | 0.411   |
| K-13      | 7,711       | 0.177   |
| K-14      | 8,880       | 0.204   |
| K-15      | 8,880       | 0.204   |
| K-16      | 8,880       | 0.204   |
| K-17      | 8,880       | 0.204   |
| K-18      | 8,566       | 0.197   |
| K-19      | 9,667       | 0.222   |
| K-20      | 14,285      | 0.328   |
| K-21      | 8,303       | 0.191   |
| K-22      | 8,880       | 0.204   |
| K-23      | 8,553       | 0.196   |
| K-24      | 9,842       | 0.226   |
| K-25      | 9,066       | 0.208   |
| K-26      | 9,000       | 0.207   |
| K-27      | 9,000       | 0.207   |
| K-28      | 9,287       | 0.213   |

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Dan B. Ramsey, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Dated this, the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Dan B. Ramsey, R.P.L.S. # 4172

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dan B. Ramsey, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

Certificate of Approval

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the Planning & Zoning Commission of the City of Frisco, Texas.

\_\_\_\_\_  
Planning & Zoning Commission Chair

\_\_\_\_\_  
Planning & Zoning Commission Secretary

\_\_\_\_\_  
City Secretary

FINAL PLAT (FP16-0077)

**AVONDALE PHASE 1**

BLOCK A, LOT 49; BLOCK D, LOTS 11-19; BLOCK E, LOT 1;  
BLOCK F, LOTS 1-18; BLOCK G, LOTS 1-36; BLOCK H, LOTS 1-12;  
BLOCK I, LOTS 1-12; BLOCK J, LOTS 1-5; BLOCK K, LOTS 12-28;  
AND BLOCK L, LOTS 1-5

107 RESIDENTIAL LOTS AND 4 HOA LOTS  
PLANNED DEVELOPMENT-206

40.344 ACRES OUT OF THE  
HENRY SLACK, ABSTRACT NUMBER 840

CITY OF FRISCO, COLLIN COUNTY, TEXAS

FIRST TEXAS HOMES INC.

500 Crescent Court  
Dallas, Texas 75201  
Contact: Steve Stalte

OWNER/APPLICANT

(214) 683-5789

JBI PARTNERS, INC.

16301 Quorum Drive, Suite 200 B  
Addison, Texas 75001  
Contact: Daniel Dewey, P.E.  
TBPE NO. F-438 TBPLS NO. 10078000

SURVEYOR/ENGINEER

(972) 248-5786

OCTOBER 17, 2016

Sheet 2 of 2